

REQUEST FOR COUNCIL ACTION

MEETING

DATE: 9-15-03

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| AGENDA SECTION: PUBLIC HEARINGS | ORIGINATING DEPT: PLANNING | ITEM NO. E-8 |
| ITEM DESCRIPTION: Final Plat #03-29 to be known as Krahns Harbor Estates | | PREPARED BY: Brent Svenby, Planner |

September 10, 2003

Planning Department Review:

See attached staff report dated September 10, 2003 recommending approval subject to the following conditions:

- 1. The applicant agrees that this plat will have an impact on the City's need for parkland and that the dedication should be handled in the form outlined in the August 27, 2003 Memorandum from the Rochester Park and Recreation Department.*
- 2. A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the August 22, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*

Council Action Needed:

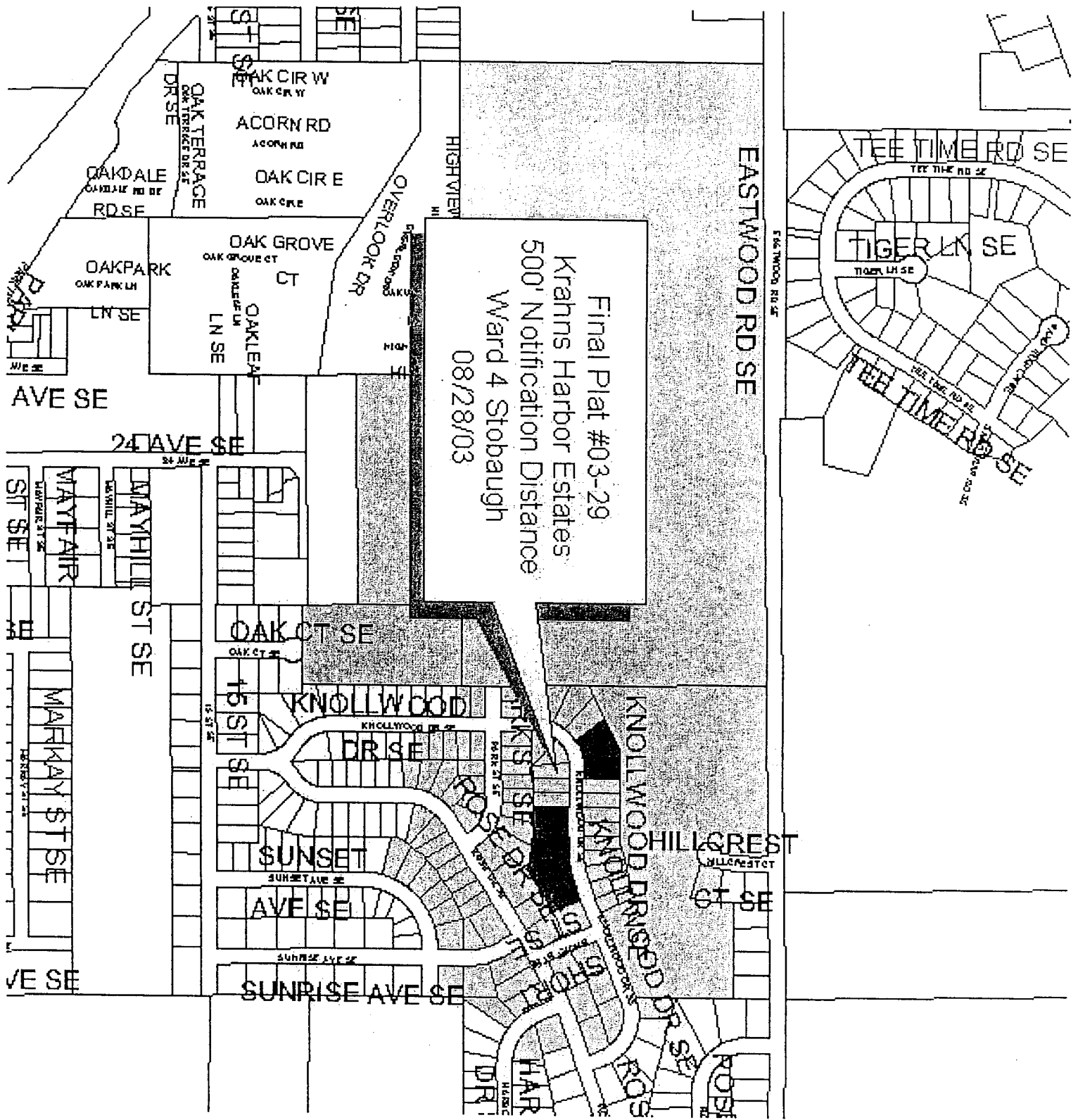
- 1. A resolution approving the plat can be adopted.**

Distribution:

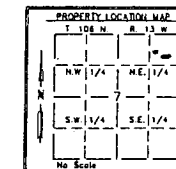
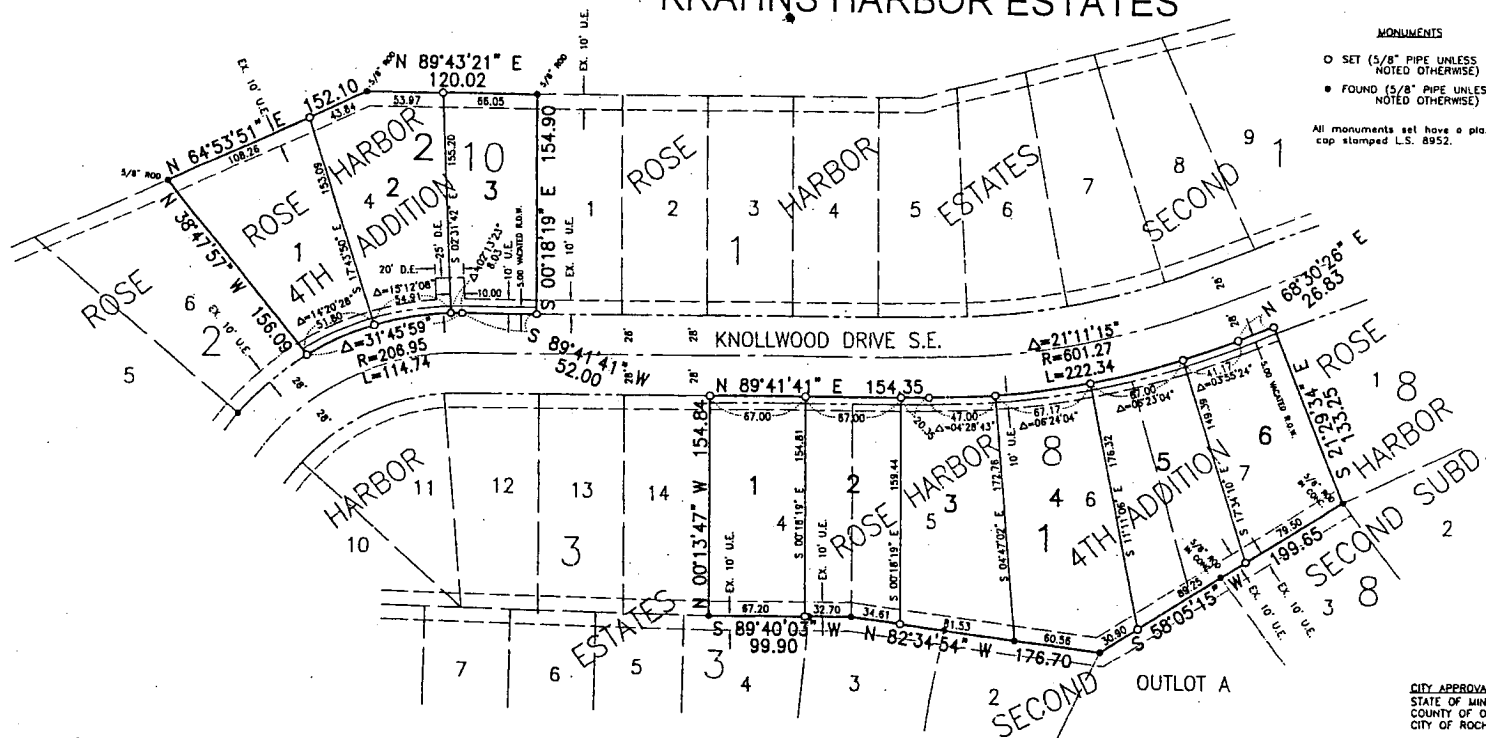
1. City Administrator
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, September 15, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
5. Brand & Massey Surveying, Inc.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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KRAHNS HARBOR ESTATES



0 25 50 75 100
SCALE IN FEET

UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

BASIS OF BEARINGS

Bearings are the same as plotted in ROSE HARBOR ESTATES SECOND.

CITY APPROVAL

I, _____, City Clerk, in and for the City of Rochester, do hereby certify that on the _____ day of _____, 20____, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the seal of said City of Rochester this _____ day of _____, 20____.

City Clerk

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and plotted the property described on this plat as KRAHNS HARBOR ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated; that there are no wellheads as defined in MS 505.02, SUBD. 1, or public highways to be designated on said plat other than as shown.

Roger W. Brand
Roger W. Brand
Minnesota L.S. No. 8952

STATE OF MINNESOTA

COUNTY OF WINONA

The foregoing Surveyor's Certificate was acknowledged before me this 11 day of April, 2002, by Roger W. Brand, L.S. Number 8952.

Wendy J. Johnson
Wendy J. Johnson
Notary Public, Winona County, MN
My Commission Expires _____



BRAND & MASSEY SURVEYING, INC.
1009 WHITEWATER AVENUE
ST. CHARLES, MN. 55972
PH. NO. 507-932-3895

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Donald J. Krahn and Barbara A. Krahn, husband and wife and Carl E. Krahn owners and proprietors of the following described property.

Lot 4, Block 10, and Lots 4, 5, 6, and 7, Block 8, Rose Harbor 4th Addition according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, TOGETHER with the adjacent 5.00 feet of vacated Knollwood Drive S.E.

Said Parcel contains 2.37 acres, more or less.

Have caused the same to be surveyed and plotted as KRAHNS HARBOR ESTATES and do hereby donate and dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

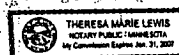
In witness whereof said owners have caused these presents to be signed this 24th day of April, 2002.

Donald J. Krahn
Donald J. Krahn
Barbara A. Krahn
Barbara A. Krahn
Carl E. Krahn P.O.A.
Carl E. Krahn

STATE OF MINNESOTA

COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 24th day of April, 2002, by Donald J. Krahn and Barbara A. Krahn, husband and wife and Carl E. Krahn.



Theresa Marie Lewis
Theresa Marie Lewis
Notary Public, Olmsted County, MN
My Commission Expires 1/31/07

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20____ on the land herein described have been paid. There are no delinquent taxes and transfer has been entered this _____ day of _____, 20____.

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in the Olmsted County records.

Director of Property Records & Licensing

Deputy

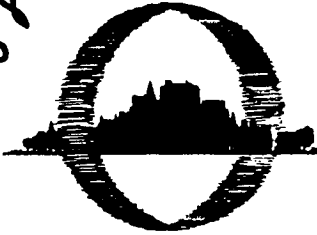
COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 24 day of April, 2002.

Edward P. Koala
Edward P. Koala
Olmsted County Surveyor

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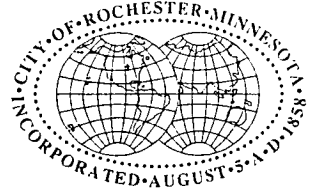
ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Brent Svenby, Planner

DATE: September 10, 2003

RE: Final Plat #03-29 Krahns Harbor Estates

Planning Department Review:

Applicant/Owner: Donald Krahn
2904 Knollwood Drive SE
Rochester, MN 55904

Surveyors/Engineers: Brand & Massey Surveying, Inc.
1009 Whitewater Avenue
St. Charles, MN 55972

Referral Comments:

1. Rochester Park and Recreation Department
2. Rochester Public Works Department
3. Planning Department – Addressing Staff
4. RPU – Water Division
5. RPU - Operations Division
6. Rochester Park & Recreation

Report Attachments:

1. Referral Comments (3 Letters)
2. Copy of Final Plat
3. Location Map

Plat Data:

Location of Property: The property is located along the south and north sides of Knollwood Drive SE.

Zoning: The property is zoned R-1 (Mixed Single Family) district on the City of Rochester Zoning Map.

Proposed Development: The applicant is proposing to re-subdivide Lot 4, Block 10 and Lots 4, 5, 6 and 7, Block 8, Rose Harbor 4th Addition into 9 lots for single family dwelling lots.

Roadways: There are no new roadways being dedicated with this re-subdivision.

Any addressing previously assigned to Rose Harbor Second subdivision (the recorded County Plat) will need to be re-addressed once this plat is recorded.



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| Pedestrian Facilities: | A Development Agreement, which includes the requirements for pedestrian facilities, has been executed with the City of Rochester. |
| Wetlands: | Minnesota Statutes now require that all developments be reviewed for the presence of wetlands or hydric soils. The Soils Survey does not indicate hydric soils within this Plat. |
| Public Utilities: | A Development Agreement has been executed for this subdivision. The final utility plans for this area have been approved. |
| Spillover Parking: | As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 11 spillover-parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well. |
| Parkland Dedication: | The Rochester Park and Recreation Department has stated that parkland dedication should only be required for the increased number of dwelling units as a result of replatting. The parkland dedication requirement for this development shall be met via: Cash in lieu of land in the amount of \$1,500, with payment due prior to recording the final plat. |
| General Development Plan: | This is an old, undeveloped County subdivision, there is no General Development Plan for this area. |

Preliminary Plat:

According to Section 61.221 of the Land Development Manual "A subdivision in which all proposed lots front on a platted or dedicated street right-of-way and no major changes to the right-of-way are proposed may be exempted from the requirements of this paragraph (Land Subdivision Permit).

Planning Staff and Recommendation:

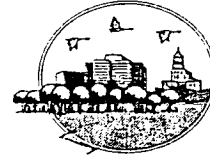
The Developer has executed a Development Agreement with the City for this Plat. Therefore, staff would recommend approval subject to the following conditions or modifications:

- 1. The applicant agrees that this plat will have an impact on the City's need for parkland and that the dedication should be handled in the form outlined in the August 27, 2003 Memorandum from the Rochester Park and Recreation Department.***
- 2. A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the August 22, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.***

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COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: August 22, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald;

RE: **KRAHNS HARBOR ESTATES**
FINAL PLAT #03-29

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$180.00 (9 LOTS/ADDRESSES)

GIS IMPACT FEE: \$245.00 (9 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Upon review of **KRAHNS HARBOR ESTATES** the GIS / Addressing staff has found no issues to bring forth at this time.

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ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

MEMORANDUM

DATE: August 27, 2003
TO: Jennifer Garness
Planning
RE: Krahn's Harbor Estates
Final Plat # 03-29

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|--------------------------------|------------|
| Number of dwelling units..... | 4 units* |
| Density factor..... | .0244 |
| Dedication | .10 a |
| Fair market value of land..... | \$15,000/a |

* Dedication due only for the increase in number of dwelling units above what was previously platted.

The Park and Recreation Department recommends that dedication requirements be met via: Cash in lieu of land in the amount of \$1,500 (.10 a X \$15,000/a) with payment due prior to recordation of the final plat.

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 9/3/03

The Department of Public Works has reviewed the application for FP#03-29, for the proposed Krahns Harbor Estates. The following are Public Works comments on the proposal:

1. A Development Agreement has been executed for this Property.
2. Development charges are addressed in the Development Agreement, and since no City-Owner Contract will be required for this subdivision, all charges are due within 30 days invoicing by the City after Final Plat approval.